



PLANNING & ZONING REPORT
Zoning Board of Appeals Meeting of February 15, 2022
Laid over from January meeting

File # 060-21

APPLICANT: Gideon Solanki

LOCATION: 2308 20th Avenue

REQUESTED ACTION: A Special Use Permit for outdoor storage of shipping containers in an I-1, Light Industrial Zoning District.

EXISTING USE: Machine Shop

PROPOSED USE: Machine Shop with outdoor storage

DIMENSIONS: See attached Exhibit D. **SQUARE FOOTAGE:** 1.58 acres

ADJACENT ZONING AND LAND USES:

NORTH:	R-1;	Single-family Residences, Two-family residences
EAST:	I-1;	Industrial uses
SOUTH:	I-1;	Vacant land, Lamson Oil Company
WEST:	I-1;	Vacant land, Masters Plating and Polishing

YEAR 2020 PLAN: IL Light Industry

SOILS REPORT: **File #22-35: SWCD Comments:** By considering the current zoning, current land use, Geographical Information Systems maps, and requested Variance the Winnebago Soil and Water Conservation District has determined that the fence replacement will have no significant impact on the natural resources on the property or surrounding area. Any supporting maps or information are available upon request at the SWCD office (additional fees may apply)

Watershed Impacts: The project area is located in the City of Rockford-Rock River watershed and does not have any off-site contributory flow going through the area.

Floodplain Review: FEMA's National Flood Hazard Layer shows there are no floodplains within the boundary of the proposed project area. There is a 100-year floodplain south of PIQ.

National Wetlands Inventory: According to the US Fish and Wildlife Service National Wetlands Inventory, there are no mapped wetlands within proposed project area.

Geologic Information: This site has the Ordovician — Ancell bedrock formation, which is predicted to be 100-200 feet below the land surface.

Erosion and Sediment Control:

Based on the percent slope and the erodibility of the soil-mapping unit. Length of slope and vegetative cover are equally important in determining erosion losses and should be determined by on-site investigations. Under most conditions, establishment and maintenance of good vegetative cover to required to prevent excessive erosion and sedimentation.

- Slight: This soil has favorable properties for the use. The degree of limitation is minor and can be overcome easily. Good performance and low maintenance can be expected.

Rusty Patch Bumble Bee: The U.S. Fish and Wildlife Service listed the rusty patched bumble bee as endangered under the Endangered Species Act. Endangered species are animals and plants that are in danger of becoming extinct. The rusty patch bumble bee is a pollinator that lives in prairies and grasslands which are one of the last species to go into hibernation. They need areas that provide nectar and pollen from flowers, nesting sites (underground), and overwintering sites for hibernating queens (undisturbed soil).

Many factors have led to the rusty patch bumble bee becoming an endangered species. Most of prairies and grasslands of the Upper Midwest and Northeast have been converted to monoculture farms or developed areas, such as cities and roads. Grasslands that remain tend to be small and isolated. Increases in farm size and technology advances improved the operating efficiency of farms but have led to practices that harm bumble bees, including increased use of pesticides, loss of crop diversity which results in flowering crops being available for only a short time, loss of hedgerows and the flowers that grew there, and the loss of legume pastures.

There are numerous programs, research, and groups working towards helping the rusty patch bumble bee. Some things you can do to help include having flowering plants, providing natural areas with native plants, and minimize the use of pesticides and chemical fertilizer.

For more information visit
<https://www.fws.gov/midwest/endangered/insects/rpbb/factsheetrpbb.html>

HISTORY: No relevant history in the immediate area.

REVIEW COMMENTS: The Applicant is requesting a Special Use Permit for outdoor storage of shipping containers in an I-1, Light Industrial Zoning District. The subject property is located on the north side of 20th Avenue and west of where the street dead-ends at the Railroad Tracks.

The Applicant, Gideon Solanki, is the property owner and business owner. The Applicant is requesting a Special Use for outdoor storage of shipping containers in an I-1, Light Industrial Zoning District. In I-1 District, outdoor storage is prohibited. For that reason, the Applicant is requesting a Special Use Permit.

Exhibit D is site plan showing the layout of the property. The lot dimensions are shown incorrectly on the exhibit. The lot dimensions are 50 feet wide by 158 feet in length. The building is shown as 30' by 60'. In an Industrial use, one (1) space per 1,000 square feet or one (1) per two (2) employees whichever is less. Based on the square footage and the required parking, a total of two (2) parking spaces are required. There are two driveway entrances off of 20th Avenue that are not shown. This is shown on the aerial labeled as Exhibit C. The storage container is shown in the northeast corner of the lot in the rear yard. The storage container is shown as 8' by 40'. The property has an existing chain-link fence surrounding the property. It is not shown on the exhibit. Additionally, the existing green areas are not shown.

There were no service calls for the last 2 years. The outdoor storage area will be located at the rear of the property. The property is adjacent to residential on the north side. There is no landscaping buffer or a privacy fence at rear of the property. The property at some point had gravel in the rear yard and along the front yard. The gravel from the rear yard was removed and replaced with topsoil and seed and the driveways were paved along 20th Avenue. However, if this request is approved, a privacy fence and landscape buffer must be installed on the north side.

This request is a result of a zoning violation. The property owner was cited for outdoor storage. The property is not grandfathered for outdoor storage and does not have a Special Use Permit. Staff feels that the Applicant has not provided enough information why there is a need for the storage container and the property is adjacent to residential on the north side. For these reasons, Staff does not support this request.

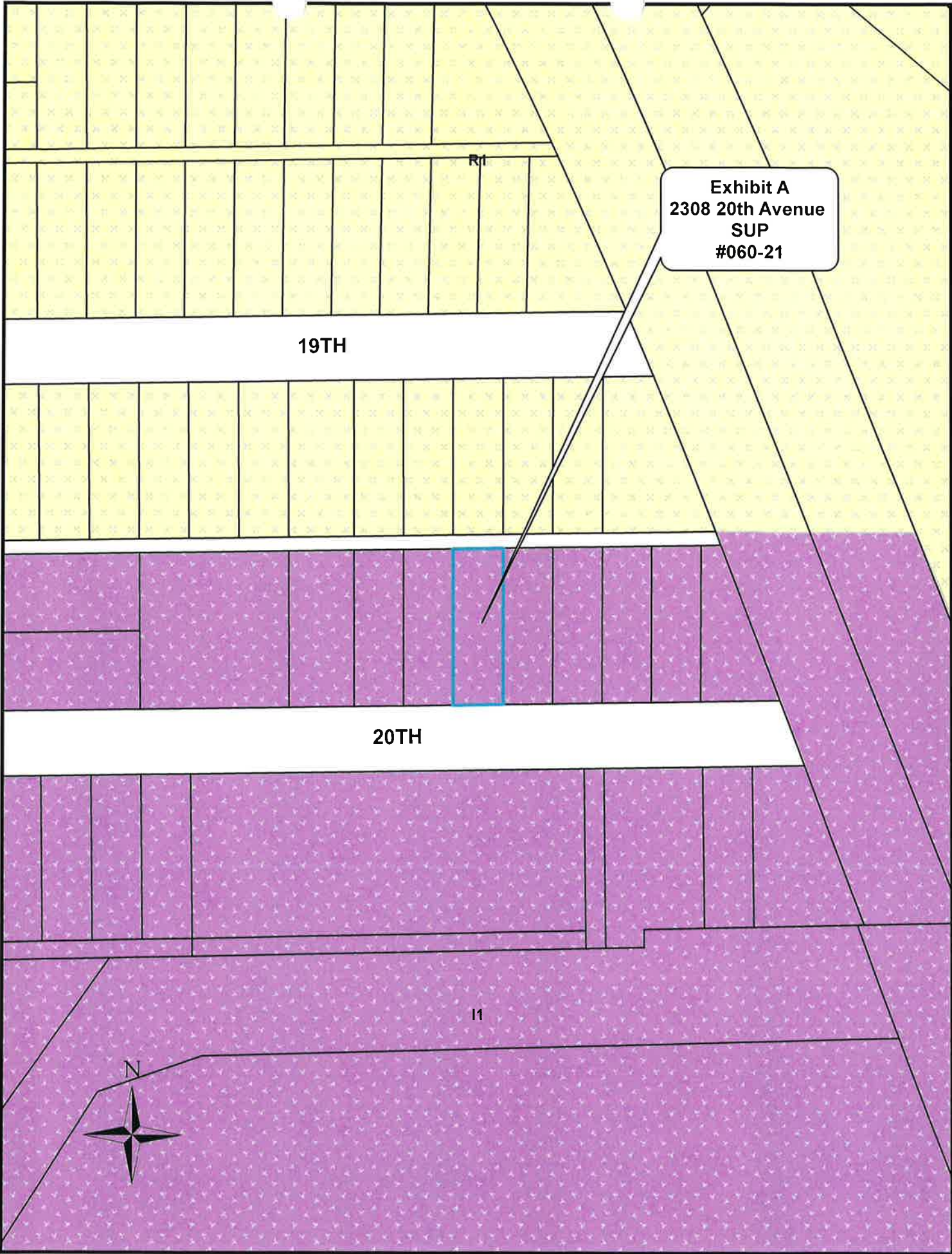
RECOMMENDATION: Staff recommends **DENIAL** of a Special Use Permit for outdoor storage of shipping container in an I-1, Light Industrial Zoning District.

SC: BM 01/10/2022

**FINDINGS OF FACT FOR DENIAL OF A SPECIAL USE PERMIT
FOR OUTDOOR STORAGE OF SHIPPING CONTAINER
IN AN I-1, LIGHT INDUSTRIAL ZONING DISTRICT
LOCATED AT 2308 20TH AVENUE**

Denial of this Special Use Permit is based upon the following findings:

1. The establishment, maintenance or operation of the Special Use Permit will be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The Special Use Permit will be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, and will not substantially diminish or impair property values within the neighborhood.
3. The establishment of the special use will impede the normal or orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and/or necessary facilities will not be provided.
5. Adequate measures have not been taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.
6. The special use shall does not conform to the applicable regulations of the I-1 District in which it is located.



R1

19TH

20TH

I1

Exhibit A
2308 20th Avenue
SUP
#060-21



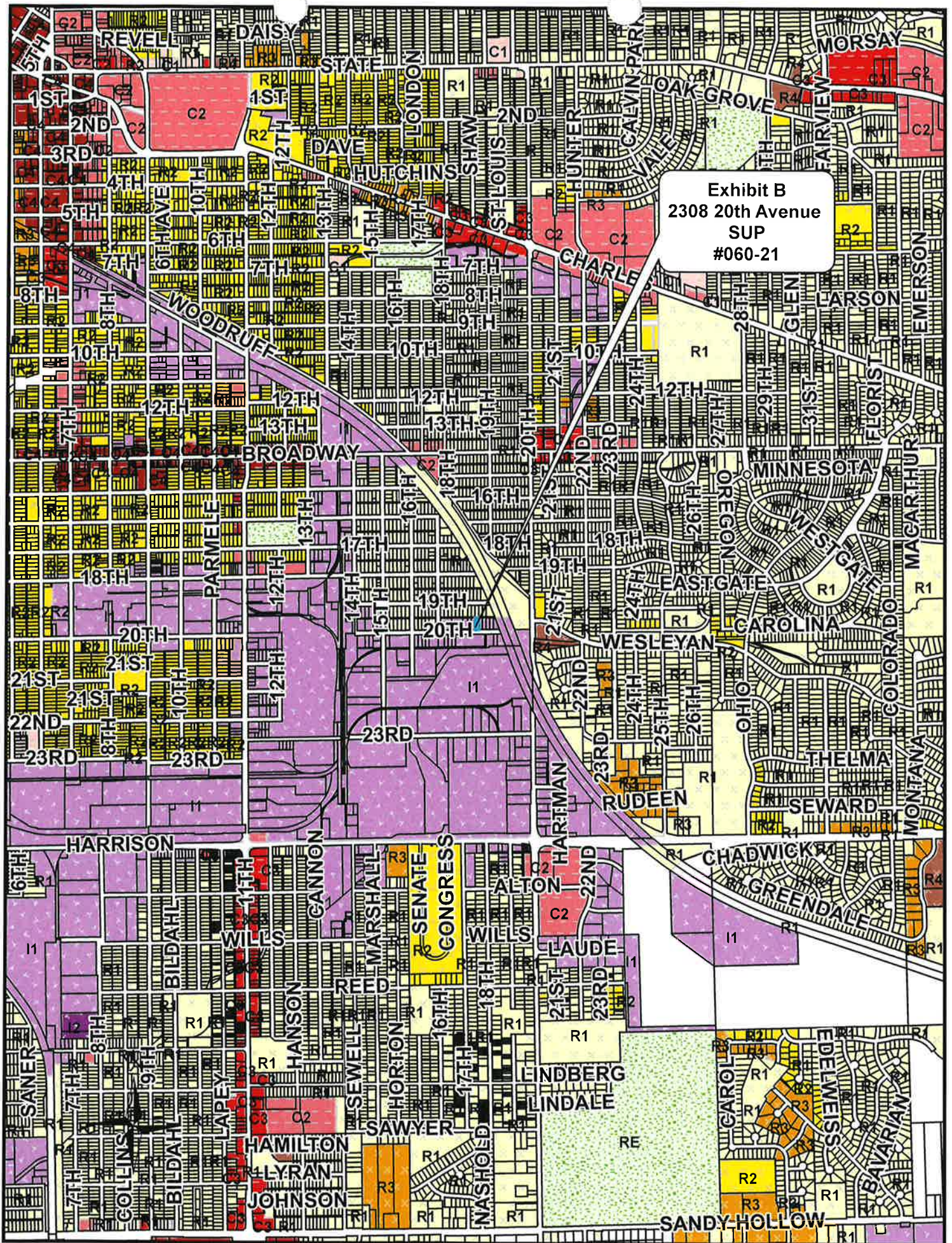


Exhibit B
2308 20th Avenue
SUP
#060-21

Exhibit C
2308 20th Avenue
SUP
#060-21

19TH



20TH



Address 2308. 20th Ave.
Rockford IL. 61104

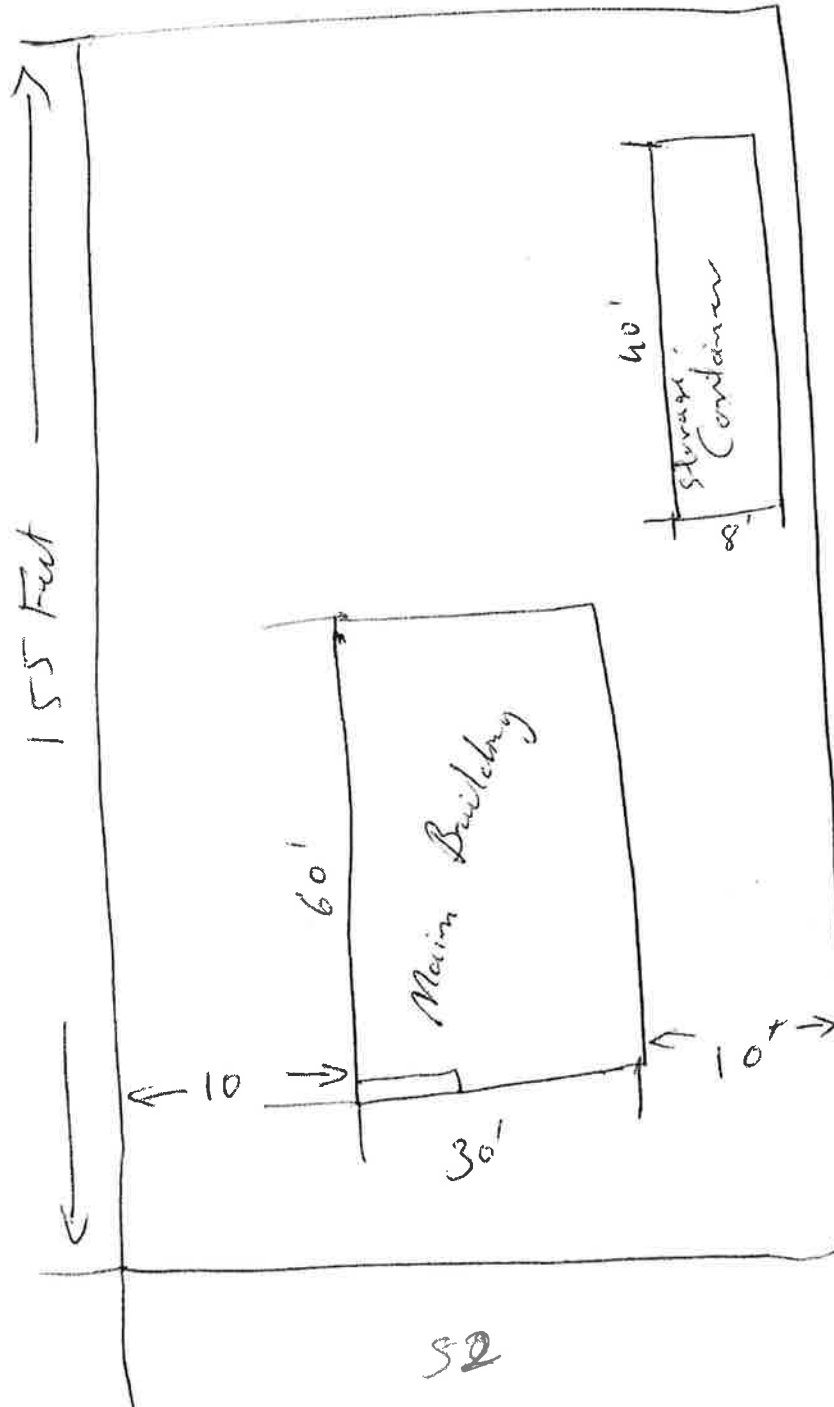


Exhibit D
2308 20th Avenue
SUP
#060-21